

Conservation Plan Note C.
Placer County HCP/NCCP, Basis for Land Conversion Estimate
(September 08, 2003 DRAFT)

The NCCP/HCP uses population projections to derive an estimate of the amount of land that may be converted to urban uses over the planning horizon for the permit. The population estimates are derived from data sets that the Sacramento Area Council of Governments (SACOG) prepares on a biannual basis for regional traffic modeling. Because these projections depict This analysis is in progress.

Population

The Year 2000 population in Placer County was 246,100 (Source: DOF and 2000 Census). In 2020 the population is projected to grow by 163,185 persons to 409,285 (Source: SACOG) and to 522,214 by 2040 (DOF). Most of this growth will occur in Western Placer and much of it on land now outside of incorporated cities. Table C-1 depicts the approximate holding capacity of the current General Plan land use diagram of the County and the cities of the Phase 1 area. Table C-2 depicts the 2000 population and growth increment for the Phase 1 area including the cities and the unincorporated area. Table C-3 estimates the land conversion associated with the 25 year growth increment.

Table C-1
Holding Capacity

Jurisdiction¹	2000 Population	Holding Capacity	Change
Roseville	79,560		
Rocklin	37,670		
Lincoln	12,900		
Auburn	11,920		
Loomis	6,075		
Total Cities	148,125		
Unincorporated Area Phase 1	To be determined	To be determined	To be determined
Total Phase 1 Population			

¹Does not include revisions to the holding capacity associated with pending projects

Table C-2
2000-2025 Growth Increment

Jurisdiction¹	2000 Population	2025 Population Estimate	Growth Increment 2000-2025
Roseville	79,560	109,460	29,990
Rocklin	37,670	64,870	27,200
Lincoln	12,900	56,575	43,675

Auburn	11,920	16,240	4,320
Loomis	6,075	9,830	3,755
Total Cities	148,125	256,975	108,940
Unincorporated Area Phase 1	To be determined	To be determined	To be determined
Total Phase 1 Population			

¹Source: SACOG 2025 Projection

**Table C-3
2025 Land Conversion**

Jurisdiction	Growth Increment 2000-2025	2025 Pop:Du Ratio¹	No. of Dwelling Units	Land Conversion Rate	Estimated Land Conversion
Roseville	29,990	2.31 person/du	12,982	3.8 du/ac	3,415
Rocklin	27,200	2.62 person/du	10,382	3.8 du/ac	2,732
Lincoln	43,675	2.49 person/du	17,540	3.8 du/ac	4,615
Auburn	4,320	2.16 person/du	2,000	3.8 du/ac	526
Loomis	3,755	2.68 person/du	1,401	3.8 du/ac	369
Total Cities	108,940		44,305		11,659
Unincorporated Area Phase 1	To be determined	2.28 person/du	To be determined	3.8 du/ac	
Total Phase 1 Population					

¹Source: SACOG 2025 Projection

Employment

The next table describes the estimated employment growth in the area. Employment growth will result in new urban land uses for commercial, professional, industrial and public/quasi public land uses. By utilizing the SACOG employment projects and a factor of XX acres/employee as a regional average, it is possible to provide a land use conversion projection for non-residential areas.

**Table C-4
Employment Growth 2000-2025**

Jurisdiction¹	2000 Employment	2025 Employment Estimate	Growth Increment 2000-2025
Roseville			

Rocklin			
Lincoln			
Auburn			
Loomis			
Total Cities			
Unincorporated Area Phase 1	To be determined	To be determined	To be determined
Total Phase 1 Population			

¹Source: SACOG 2025 Projection

**Table C-5
2025 Employment Land Conversion**

Jurisdiction	Growth Increment 2000-2025	2025 Emp:Du Ratio¹	Sq. ft. of	Land Conversion Rate	Estimated Land Conversion
Roseville					
Rocklin					
Lincoln					
Auburn					
Loomis					
Total Cities					
Unincorporated Area Phase 1	To be determined		To be determined		
Total Phase 1 Population					

¹Source: SACOG 2025 Projection

It is estimated that growth pressure based on demographic projections would lead to 11,500 acres of residential urbanization in the cities by 2020 and 25,000 acres by 2040. Other urban land uses, including commercial, professional, industrial and public/quasi public are estimated to convert another XXX acres in the cities at 2020 and XXX acres at 2040. Using the same criteria, the County is estimated to have XXX acres of residential and XX acres of non-residential land converted at 2020 and XX acres of non-residential land at 2040.

Infrastructure

A factor of 20% should be added for all urban areas to account for landscape conversions associated with the development of infrastructure and an area transportation/circulation system. Taking the total area of XXX acres at 2020 and multiplying it by a factor of 0.2, an additional XX acres of land conversions will occur. For 2040, an additional XX acres of land is expected to occur.